



**Planning, Development
and Transportation**
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DATE: 12.16.2015
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■ **RIVERLIGHTS AGE QUALIFIED PHASE 2 AND PHASE 3 [TRC Plan Review]**

☞ Initial Review Note ☞

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

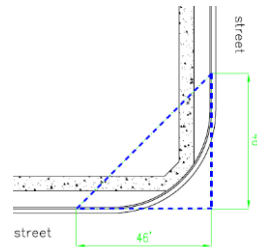
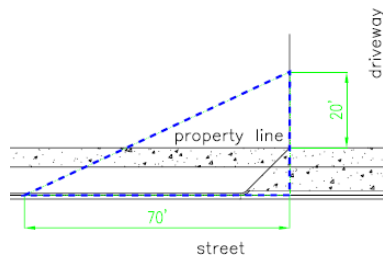


TECHNICAL STANDARDS – NEW ROADS:

1. Provide the name of Wilderness Trail Extension on sheet CS-100 and future sheets.
2. Numerous subdivision streets have intersections that are closer than the 200'/400' minimum distance per the City's technical standards. A SRB variance request for these intersections must be submitted. [7-5 CofW Tech Stds]
3. The proposed Folsom Avenue has two proposed cross sections. The street appears to be operating as a collector street, therefore, widen the Phase 3 portion of Folsom Ave. from 41' to 57'.
4. Wilderness Trail Extension is operating as a collector street. Please increase the ROW for this street from 37' to 57' to match other collector streets that have direct connection to River Road.
5. Show centerline geometry of new streets.
6. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets. A SRB variance request will be required for streets that do not meet these minimum standards.
7. The minimum tangent length between reverse curves is 100'.
8. The 57' ROW allows for on-street parking, please show the location of proposed on-street parking.
9. The 37' ROW allows on shoulder parking, however, the subdivision is not using slope curve or valley curbing that would allow vehicles to safely mount the curb and park on the shoulder sections of the subdivision.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

10. Provide sidewalk on Floating Bridge Trail from River Road to the Deveraux Drive intersection.
11. Provide sidewalk on Wilderness Road Extension from River Road to the Snowden Road intersection.
12. Provide sidewalk detail SD 3-10 on the plan.
13. Provide midblock cross walks within the subdivision at the T-intersections. The streets have sidewalk on both sides of the street, however, wheel chair ramps are only located on one side of the intersection.
14. The Deveraux Drive intersection with River Road appears to be missing marked crosswalks on two approaches.
15. Provide pedestrian access to the common areas and the open area between Lot#12 and Lot #13, which is adjacent to the Riverlights Lake Trail.
16. Please provide pedestrian access between Lots #165 and #166 and between Lots #142 and #143.
17. The intersection of River Road and Floating Bridge Trail does not have traffic control devices shown. Please indicate whether the street will have stop signs or a traffic signal at this intersection.
18. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
19. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
20. Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at each street corner intersection on the site plan and landscaping plan. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#) Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)

**TECHNICAL STANDARDS – PARKING:**

21. The area between Lot# 12 and Lot# 13 would be a good location for parking, (Bike, golf cart or vehicular parking) near the Riverlights Lake for these phases of development.

TECHNICAL STANDARDS – Barrier Free Design:

22. The 5' sidewalk shown at the T-intersections does not have wheel chair ramps on each corner. Please add more ramps at the intersections.

GENERAL NOTES TO ADD TO THE PLAN:

- A. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards. [\[Detail SD-13 CofW Tech Stds\]](#)
- B. All signs and pavement markings in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards. [\[Detail SD 15-13 CofW Tech Stds\]](#)
- C. All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
- D. Install reflectors per City and NCDOT standards. Traffic Engineering must approve of pavement marking layout prior to actual striping.

- E. It shall be the responsibility of the subdivider to erect official street name signs at all intersections associated with the subdivision in accordance with the Technical Standards and Specifications Manual. The subdivider may acquire and erect official street name signs or may choose to contract with the city to install the street signs and the subdivider shall pay the cost of such installation. Contact Traffic Engineering at 341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
- F. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
- G. If these units are sold at any point, the buyer must receive a subdivision street disclosure statement. Please note this on the site plan and advise the property owner of this requirement. [\[Sec.18-378 \(e\) CofW LDC\]](#)

MISCELLANEOUS:

- ❖ Contact Alina Jakubcanin at 341-7888, Alina.Jakubcanin@wilmingtonnc.gov, to discuss street lighting options.
- ❖ The proposed landscaping page was not legible. Please submit a full size landscape plan.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.